

Rush Creek Hydroelectric System,  
Clubhouse Cottage (Building 108)  
Rush Creek  
June Lake Vicinity  
Mono County  
California

HAER No. CA-166-E

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## PHOTOGRAPHS

## WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Engineering Record  
National Park Service  
Department of the Interior  
San Francisco, California

HISTORIC AMERICAN ENGINEERING RECORD

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**Rush Creek Hydroelectric System,  
Clubhouse Cottage (Building No. 108)  
Rush Creek  
June Lake Vicinity  
Mono County  
California**

**HAER No. CA-166-E**

**Location:** Sections 17 and 20, Township 2 South, Range 26 East, M.D.M, Mono County, California (UTM Coordinates 11/313081/4181858), in the eastern Sierra Nevada Mountain Range about 2.5 miles west of the town of June Lake, California, and 260 air miles due north of Los Angeles.

**Date of Construction:** 1922

**Builder:** Nevada-California Power Company, W. C. Tanner, Architect

**Present Owner:** Southern California Edison Company  
2244 Walnut Grove Avenue  
Rosemead, CA 91770

**Original Use:** Clubhouse Cottage

**Present Use:** Worker Cottage

**Significance:** Building 108 is one of the earliest Rush Creek worker cottages. Designed by the Riverside, California architect, W. C. Tanner, it combines Craftsman Bungalow and English Cottage styles. The Rush Creek System is significant for its position in the development of hydroelectric generation on the eastern slope of the Sierra Nevada, and for innovations in dam construction and powerhouse planning.

**Report Prepared By:** Thomas T. Taylor  
Southern California Edison Company  
Environmental Affairs Division  
Rosemead, CA 91770

**Date:** September 30, 1997

## I. DESCRIPTION

The Rush Creek Powerhouse and associated residential complex is located at 7,230 feet elevation just southwest of Silver Lake at the base of the eastern slopes of the Sierra Nevada Mountains. Silver Lake is the most northerly of the lakes in the June Lake Loop which drains north into the Mono Lake Basin.

When constructed, hydroelectric power plants like Rush Creek occupied remote locations and required around-the-clock attendance by operators and maintenance workers. As a result, residential complexes consisting of worker cottages and support facilities were constructed at these power plants to accommodate the workers and their families.

Building 108, the Rush Creek Clubhouse Cottage, was built by the Nevada-California Power Company in 1922 along with several other worker cottages (buildings 103, 104, and 105). All of these buildings were designed by California architect, W. C. Tanner. A resident of Riverside from 1915 to 1923, Tanner had a studio in the Carmel Tower of the Mission Inn where he painted murals in the kitchen and lectured on art. In 1921 he had an architect's office on Main Street in Riverside.

Building 108 is located at the northwestern end of the Rush Creek powerhouse complex along with worker cottage 105 in a "natural" unlandscaped setting. It is situated on a rise approximately one hundred twenty five feet northwest of the powerhouse and due west behind the switchyard (photo CA-166-E-1). An asphalt-paved road looping around the north end of the switchyard from the main powerhouse parking lot accesses the front or east side of the house (photo CA-166-E-2).

Building 108 incorporates approximately 1300 square feet of interior space into a single-story structure with basement. The outer walls are 4-inch poured concrete reinforced with 3/8-inch rods on 12-inch centers (SCE drawing 214718). The design of building 108 is similar to English city working cottages, incorporating a steep side-gable peaked roof and six-over-one sash fenestration of the English Cottage Style into its Rustic look. Craftsman Style embellishments include knee-bracket supports and decorative ship-lap siding (now covered by asphalt shingles) on the gable ends, and exposed rafter tails. A stone facing extends along the foundation on the north, east, and south facades.

The original shingle roof was replaced with a steel roof in 1980. It is pierced by a tall concrete chimney on the east side of the roof and a short brick chimney about mid-point on the roof ridge; both chimneys are original.

The north end of the house is characterized by a end-gable bedroom wing (photo CA-166-E-3). The attic access door below the gable peak originally had a small diamond cut-out (SCE drawing 439279), an embellishment that was repeated on the south end attic access door, the basement door, and window shutters on the west (rear) side of the house (SCE drawing 439278); the rear elevation window shutters are no longer extant (photo CA-166-E-4). In 1946 a gable-roofed storm porch was added to the south end of the house. The storm porch continued the architectural details of the original structure: ship-lap siding (now covered with asphalt shingles) and exposed rafter-tails under the eaves (SCE drawing 435131).

The door to the basement is located on the south end of the original structure (on the east side of the storm porch addition) under the sliding-glass windows into the kitchen (photo CA-166-E-5). The unfinished basement occupies the space below the kitchen (photos CA-166-E-6 and CA-166-E-7).

The recessed main entry to the house is located on the east side and is accessed by stone and concrete steps with welded-steel hand-rails to a landing embellished originally by a criss-cross wood balustrade (SCE drawing 439279) which has since been replaced by a welded-steel railing. An original Arts and Crafts Style iron electric lantern flanks the front door (photo CA-166-E-8).

This unusually large, four bedroom two bath house was originally used as a combination social hall and employee quarters. Probably the latter use was intended for single men only. Eventually it evolved to single family usage.

The house is entered through the 6-light front door into the 13 foot by 17 foot living room (photos CA-166-E-9, CA-166-E-10, and CA-166-E-11). The plaster walls are pierced by two 6-light over 1-light, double-hung, wood-framed windows on the south side of the front door which overlook the stairs to the front entry. An entryway through the south wall opens to the kitchen. Two panel doors on the west wall, one in the south corner and the other in the north corner, open to bedrooms number four and three respectively. A panel door through the east side of the north wall leads to a hallway that connects bedrooms number one and two, and bathroom number one, to the living room and the rest of the house (photo CA-166-E-12). The original doors and windows in the living room and throughout the house are framed by a wide

and simple decorative wood surround; the original sash windows have a narrow wood sill. A single electrical ceiling fixture provides illumination. A wall heater was located on the north wall next to the hall door. Flooring is wall-to-wall carpet.

The 16 foot by 3 foot hall leads north from the living room and ends at the panel entry door to bedroom number two. A second panel door through the west hall wall leads to bedroom number one. An original 1-light over 1-light, double-hung, wood-framed window pierces the east hall wall adjacent the bedroom number two entry door. Walls are plaster; flooring is wall-to-wall carpet.

The 9 foot by 13 foot bedroom number one has plaster walls pierced by a 6-light over 1-light, double-hung, wood-framed window through the east wall and a panel door to bathroom number 1 through the north wall (photo CA-166-E-13). A walk-in closet illuminated by a florescent ceiling fixture is located through a panel door at the west end of the north wall (photo CA-166-E-14). A single electrical ceiling fixture illuminates bedroom number one. Flooring is wall-to-wall carpet.

The 6 foot by 10 foot bathroom number one is shared by bedrooms number one and two. A door on the north bathroom number one wall provides access from bedroom number two (photo CA-166-E-15). The bathroom walls are plaster pierced on the east wall by two 1-light over 1-light wood sash windows flanking a built-in medicine cabinet in a grouped arrangement (photo CA-166-E-16); these window were apparently not part of the original house plans (SCE drawing 439279). The bathroom sink and latch on the medicine cabinet are original. Flooring is linoleum framed by a wide baseboard. Illumination is provided by a single electrical ceiling fixture. A modern wall heater is located under the sink along the north wall.

The 16 foot by 9 foot bedroom number two is practically a mirror of bedroom number one, except three feet longer. Panel doors on the south wall open to bathroom number one, a walk-in closet, and the hall (photo CA-166-E-17). Originally, bedroom number two was the same length as bedroom number one: the extra space at the west end was taken by a walk-in closet and an extension of the hall (the door to the hall opened to the west end of bedroom number two). The space taken by the present bedroom number two closet (photo CA-166-E-18) was probably a linen closet accessed from the hall. The closet arrangement in bedroom number two was changed to its present configuration in 1927 (SCE drawing 214718). Six-light over 1 light, double-hung, wood-

framed windows pierce the west (photo CA-166-E-17), north, and east walls (photo CA-166-E-19). Illumination in bedroom number two is provided by a single electrical ceiling fixture (a florescent fixture lights the walk-in closet). Flooring is wall-to-wall carpet.

Ten foot by 11 foot bedroom number three is accessed from the living room through a panel door on the east wall. Panel doors through the south wall access a walk-in closet and bathroom number two (photo CA-166-E-20). Six-light over 1 light, double-hung, wood-framed widows pierce the west and north walls (photo CA-166-E-21). Walls are plaster; flooring is hardwood. The room is illuminated by a single electrical ceiling fixture.

The remodeled bathroom number two was originally built to similar dimensions as bathroom number one (6 feet by 10 feet), although oriented with the bathtub along the long axis next to the east wall which must have created some very narrow spaces (SCE drawing 214718). The remodel of this room eliminated the bathtub and converted a 5 by 4 foot space in the east wall (taken from the walk-in closets in bedrooms three and four) into a shower stall. Bathroom number two is accessed by both bedrooms number three and four through panel doors on the north and south walls (photos CA-166-E-22 and CA-166-E-23). The grouped arrangement of two 1-light over 1-light wood sash windows flanking a built-in medicine cabinet found in bathroom number one (photo CA-166-E-16) is repeated on the west wall above the sink in bathroom number two. Flooring in this room is linoleum. Illumination is provided by a single electrical ceiling fixture and a pair of wall fixtures above the sash windows.

The 10 foot by 12 foot bedroom number four is accessed from the living room through a panel door in the west wall (photo CA-166-E-24). Panel doors through the north wall enter a walk-in closet and bathroom number two. Six-light over 1-light, double-hung, wood-framed windows pierce the south and west walls (photo CA-166-E-25). Walls are plaster; flooring is wall-to-wall carpet framed by a wide baseboard. Illumination is provided by a single electrical ceiling fixture.

The 9 foot by 11 foot kitchen retains all of the original cabinets, latches, and pulls (SCE drawing 439282, photo CA-166-E-26), although the counter-tops, sink and faucet are replacements, and doors have been placed over the opening under the sink (photo CA-166-E-27). The plaster walls are pierced by original wood-framed sliding windows in a double arrangement above the sink. Flooring is linoleum. A single electrical ceiling fixture and a single wall fixture above the sink provide illumination.

A panel door through the west wall of the kitchen leads to an original 4 foot by 5 foot walk-in pantry with built in shelving (photo CA-166-E-28). The pantry is plumbed for a sink or clothes washer, and an original 1-light over 1-light, double-hung, wood-framed window pierces the south wall (photo CA-166-E-29). The linoleum flooring of the kitchen continues into the pantry, which is illuminated by a single electrical ceiling fixture.

The original side entrance to the house was up a flight of cement and stone steps to a utility room at the south end of the kitchen (SCE drawing 214718). In 1946, this entrance was modified by the construction of a 10 foot by 12 foot storm porch which added dimension to this part of the house, but changed none of the external features of the old rear utility room (photos CA-166-E-30 and CA-166-E-31). The storm porch addition has 1-light over 1-light, double-hung, wood-framed windows on the east and west walls (photo CA-166-E-32). A flush door at the south end leads out to concrete steps. The walls in the storm porch are plaster. The cement floor had been covered with indoor/outdoor carpet. A single electrical ceiling fixture provides illumination.

## II. HISTORICAL CONTEXT

See HAER No. CA-166-A for a description of the historic context of the Rush Creek Hydroelectric Project. The Rush Creek Hydroelectric Project was one of three hydroelectric projects in the Mono Basin of California owned by the Nevada-California Power Company, the others being Lee Vining and Mill Creek (Lundy). Each of these facilities had small enclaves of worker housing.

## III. SOURCES

Diamond, Valerie H., and Robert A. Hicks

1988 Historic Overview of the Rush Creek and Lee Vining Creek Hydroelectric Projects. Report to the Southern California Edison Company. Fair Oaks: Theodoratus Cultural Research, Inc.

Fowler, Frederick Hall

1923 Hydroelectric Power Systems of California and Their Extensions into Oregon and Nevada. Department of the Interior, United States Geological Survey, *Water Supply Paper* 493. Washington, DC: Government Printing Office.

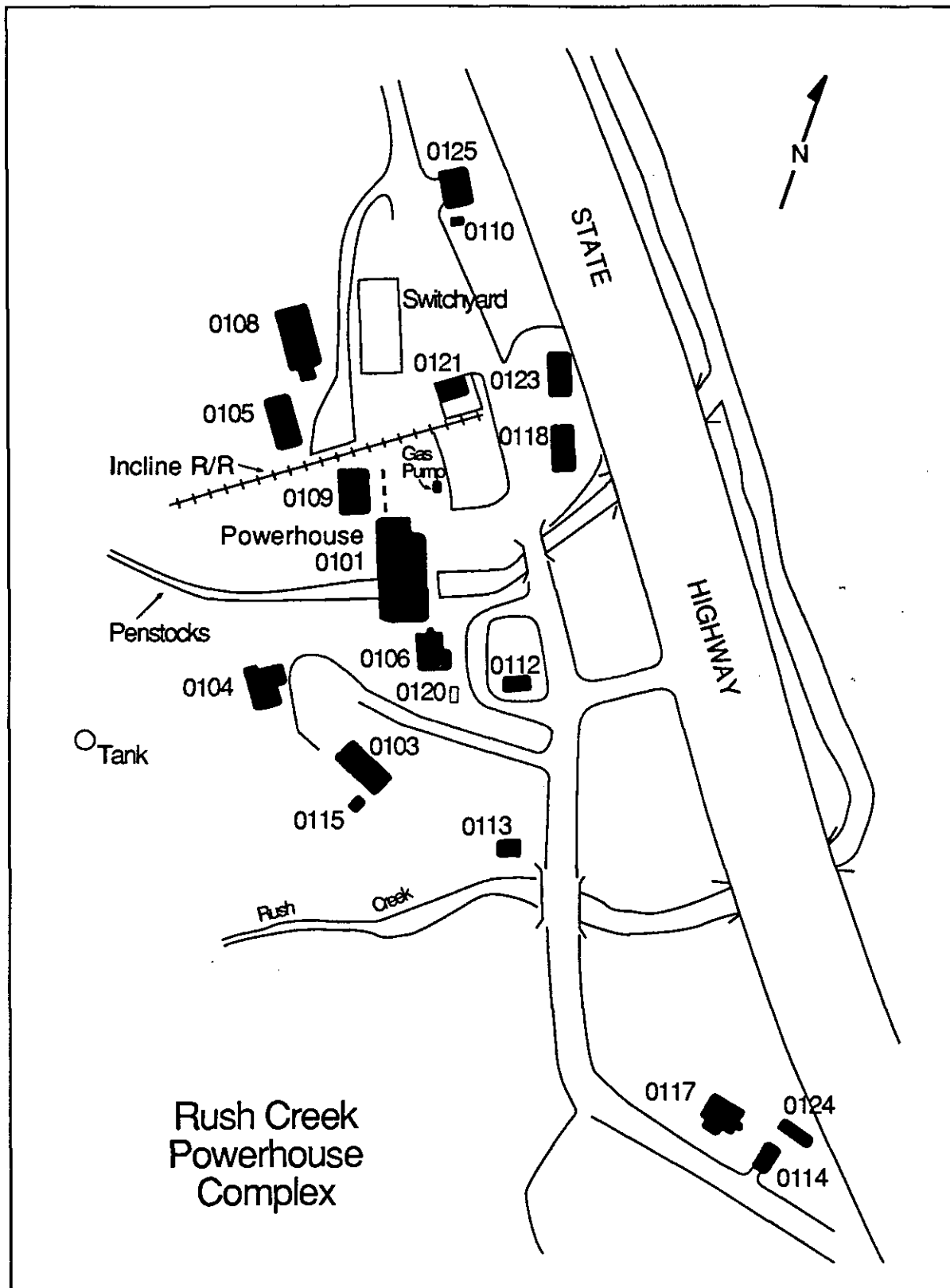
Williams, James C., and Robert A. Hicks

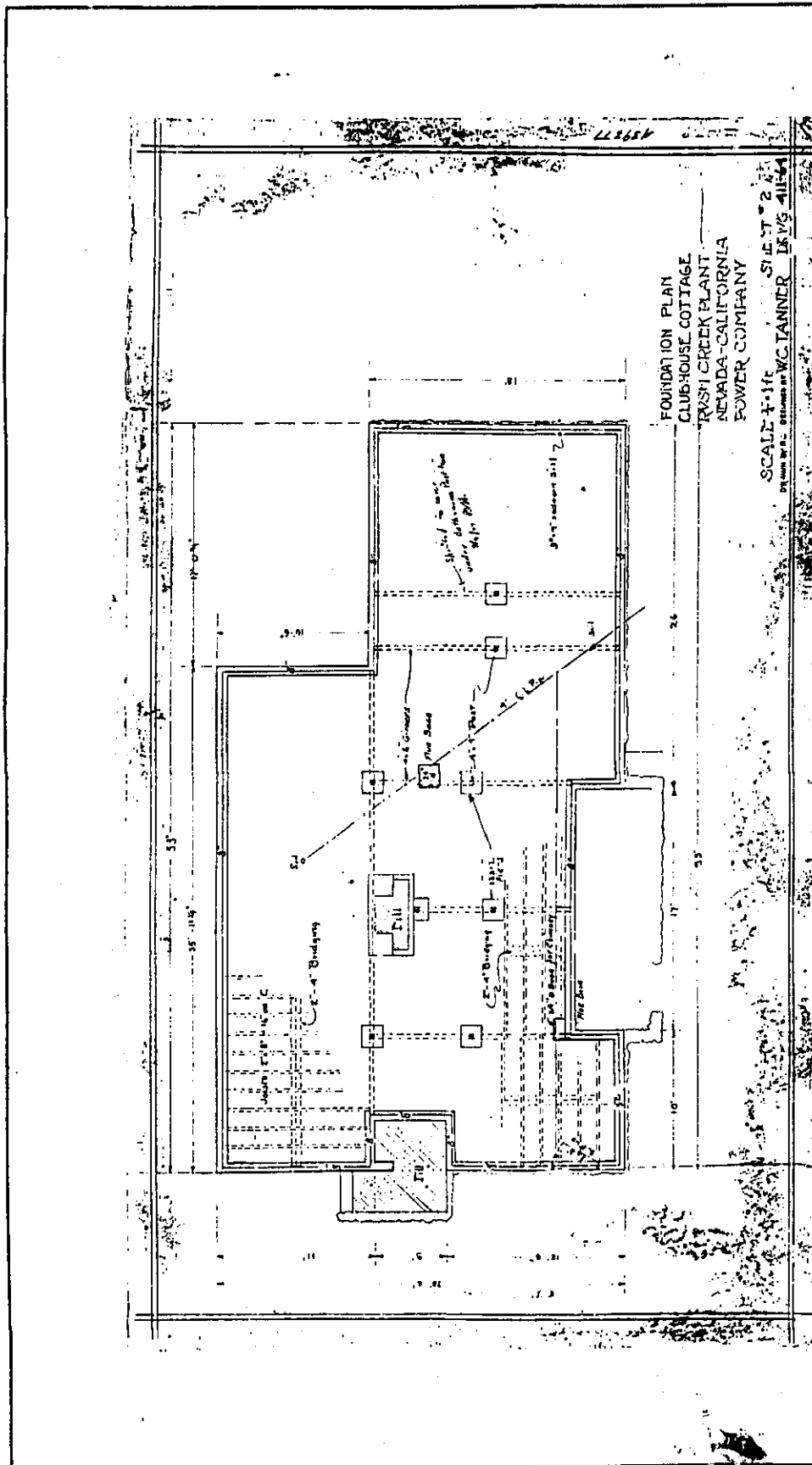
1989 Evaluation of the Historic Resources of the Rush Creek and Lee Vining Creek Hydroelectric System. Report to the Southern California Edison Company. Fair Oaks: Theodoratus Cultural Research, Inc.

#### **IV. PROJECT INFORMATION**

This Historic American Engineering Record documentation Building 108, Rush Creek Hydroelectric System, was undertaken because the building represents excess housing. SCE has automated the Rush Creek Hydroelectric System for remote operation. This has made it unnecessary to have on-site crews, and thus residential units like this house have become obsolete.



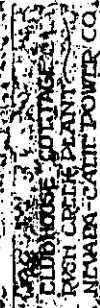




| Landscape                         |        | RUSH CREEK PLANT |           |
|-----------------------------------|--------|------------------|-----------|
| FOUNDATION PLAN                   |        |                  |           |
| CLUBHOUSE COTTAGE                 |        |                  |           |
| SOUTHERN CALIFORNIA TROSK COMPANY |        |                  |           |
| SANTA ANA, CALIF.                 |        |                  |           |
| JAN. 1934                         |        |                  |           |
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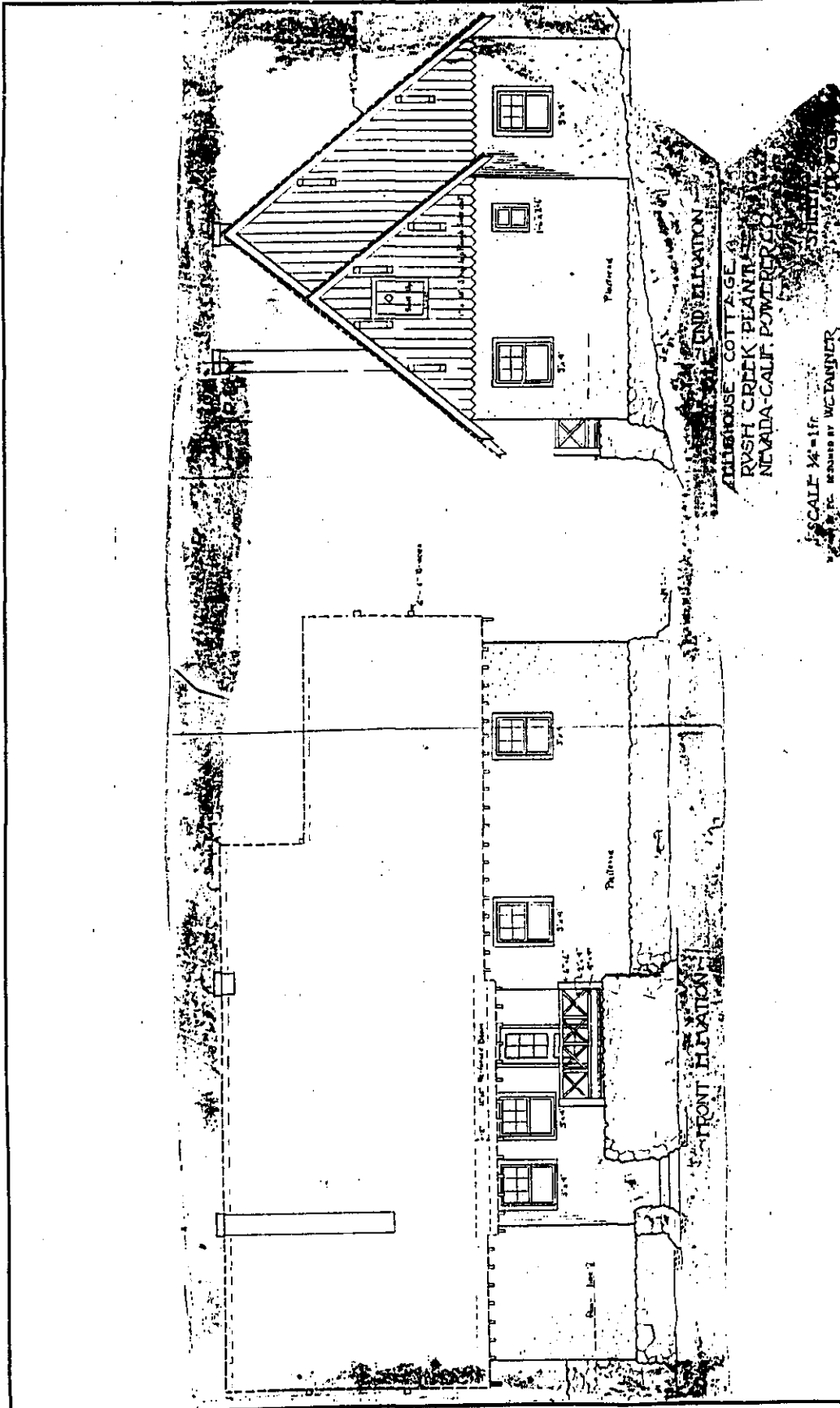
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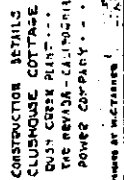
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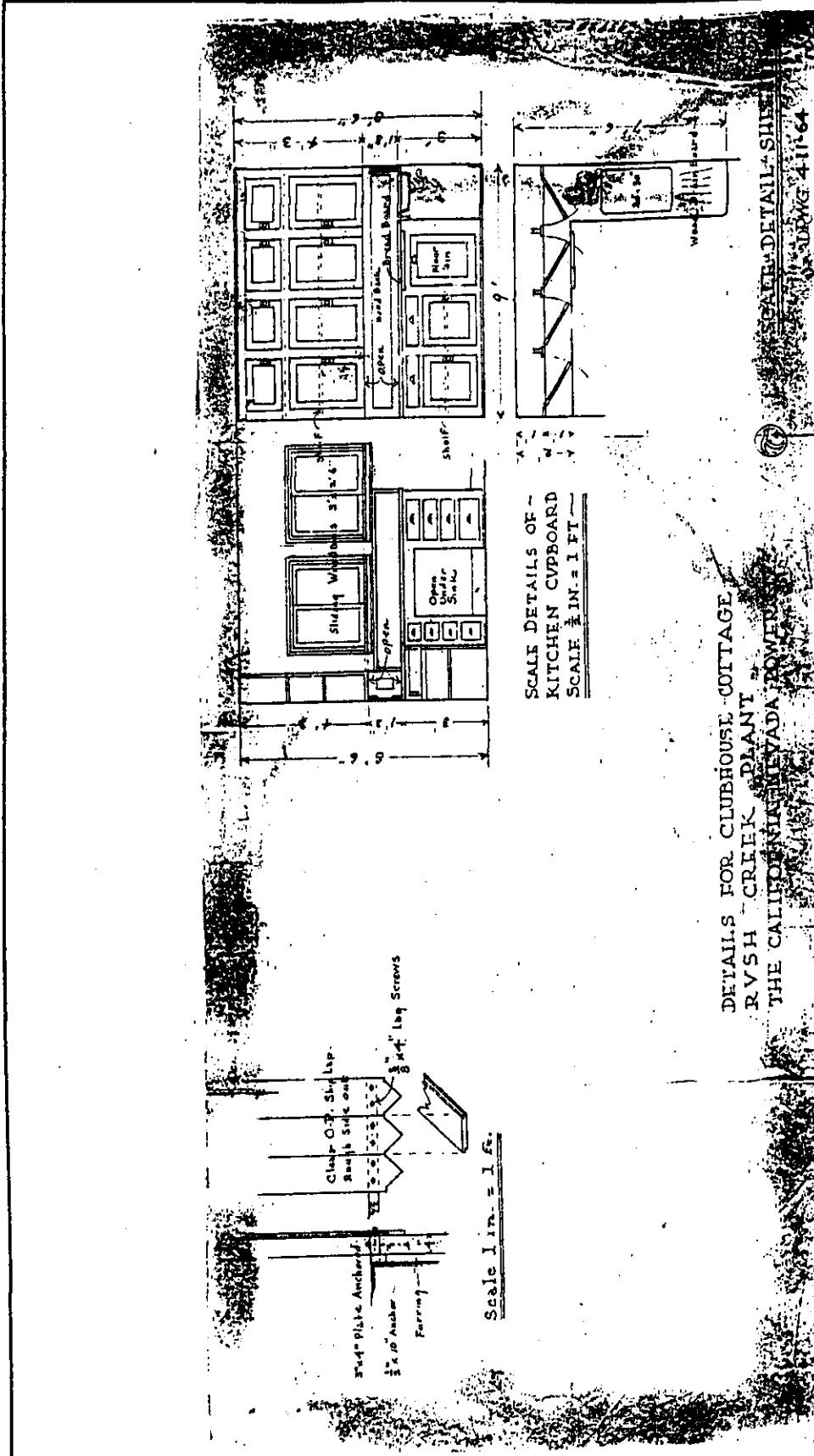
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SCALE DETAILS OF -  
KITCHEN CUPBOARD  
SCALE 1/2" IN. = 1 FT.

DETAILS FOR CLUBHOUSE COTTAGE  
RVSH CREEK PLANT  
THE CALIFORNIA NEVADA POWER

SCALE: DETAIL SHEET  
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| RUSH CREEK PLANT                   |      |          |      |         |      |       |       |                  |  |
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| CLUBHOUSE COTTAGE                  |      |          |      |         |      |       |       |                  |  |
| SOUTHERN CALIFORNIA EDISON COMPANY |      |          |      |         |      |       |       |                  |  |
| LOS ANGELES DIST. CO.              |      |          |      |         |      |       |       |                  |  |
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STAIRS - REAR ADDITION TO  
BUSY COTTAGE CLUBHOUSE

Lower River Center Hydro Plant

California Electric Power Company

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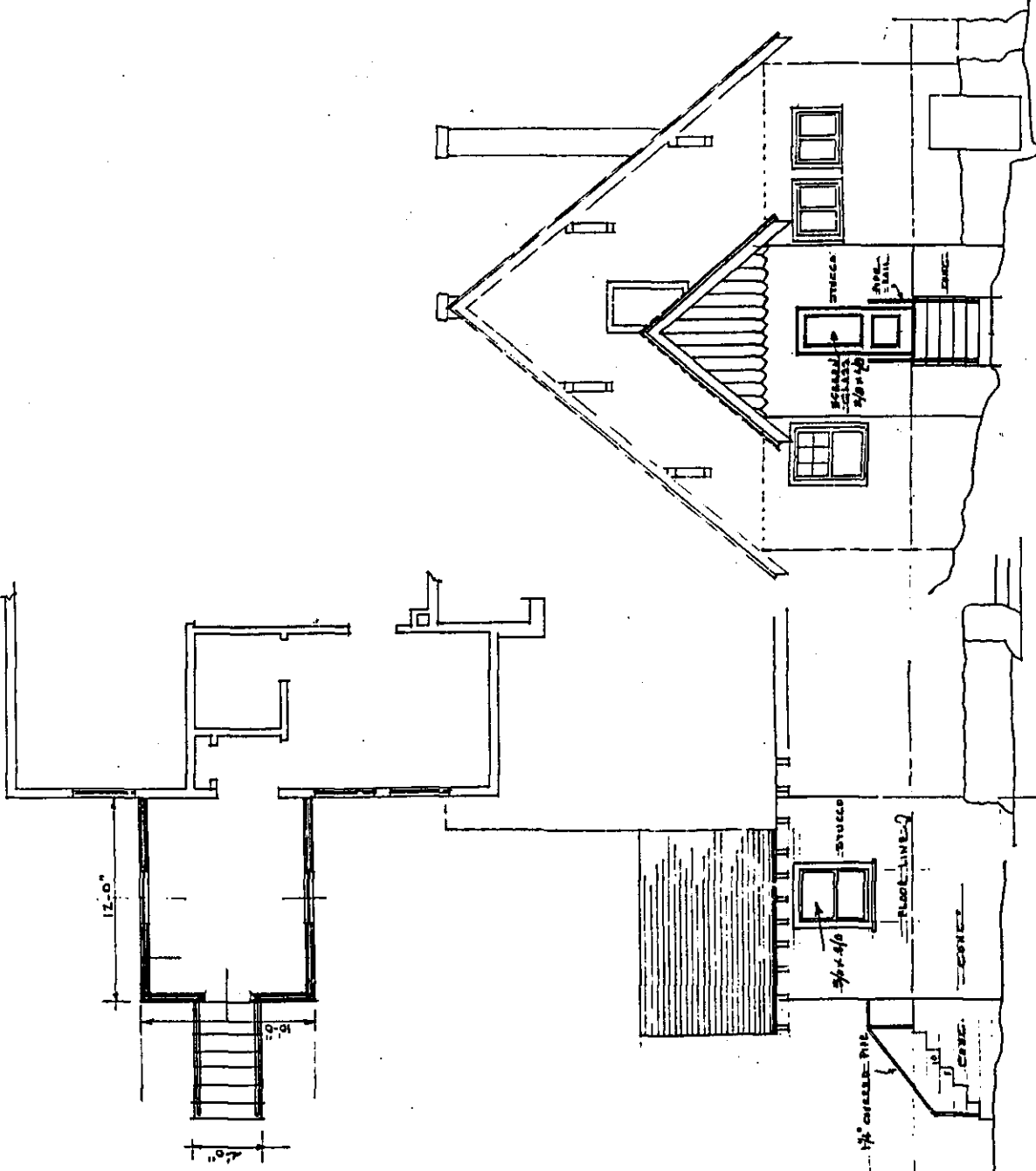


PLATE 2

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